

BOARD OF ADJUSTMENT

April 5, 2022

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Zoning Members present: Susan Chiarella, Tanner Jacques, Cody Patten, Bryan O'Day and Rob Thorp.

Also present: Whit Smith, Poul Heilmann and Bernard Cahill

Susan called the meeting to order at 7:00 p.m.

The Board determined that the minutes present for approval had already been approved and will wait until the next meeting to approve the December 7, 2021, minutes.

Bryan motioned to vote Susan to the position of Chair, Rob seconded the motion Susan accepted and Board voted unanimously.

Cody motioned to vote Tanner to the position of Vice Chair, Susan seconded the motion Tanner accepted and Board voted unanimously

At 7:10 p.m. Susan began the discussion of the request by Bernard Cahill for a Special Exception with questioning the location of the property being on a Private Road and the location being within the 100' setback from wetlands (Lake Kolelemook). Discussion continued amongst the board as to whether a Conditional Use permit from the Planning Board would be needed. Also, the notice was found to have been written in error stated the distance from the road should have been from the side lot boundary. Whit volunteered to discuss the requirement of a Conditional Use Permit with Tim Bray, Chair of the Planning Board.

Tanner moved to deny acceptance of the application until after it is determined if a Conditional Use Permit is needed. Rob seconded the motion and Board voted unanimously.

Board discussed SB 249 AN ACT prohibiting planning and zoning ordinances that prohibit short-term rentals. The Springfield Zoning Ordinance allows this use with a Special Exception and a Site Plan because this activity is considered a business and all businesses within Springfield are required to obtain the same.

A short discussion of the Board's Rules of Procedure and if they want to change from the current method of voting on an application as a whole or if they want to change to doing a Roll Call vote for each point. The decision was made to continue as they have been.

The Board voted to adjourn the meeting at 8:05 p.m.

Submitted by,

Tamara Butcher
Administrative Assistant